



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director nick.norris@slcgov.com or 801-535-6173
Date: December 14, 2022
Re: PLNPCM2022-01050 Landscape regulation modifications necessary to qualify for rebates

Zoning Amendment

PROPERTY ADDRESS: NA
PARCEL ID: NA
MASTER PLAN: Plan Salt Lake
ZONING DISTRICT: NA

REQUEST:

A petition initiated by the Mayor Erin Mendenhall to update landscaping regulations to ensure that Salt Lake City property owners remain eligible for rebates to replace turf with waterwise landscaping.

RECOMMENDATION:

That the Planning Commission forward a recommendation to the City Council to adopt the proposal.

ATTACHMENTS:

- A. [ATTACHMENT A: Draft Code](#)
- B. [ATTACHMENT B: Model Code from CUWCD](#)
- C. [ATTACHMENT C: Zoning Text Amendment Factors](#)
- D. [ATTACHMENT D: Department Review Comments](#)
- E. [ATTACHMENT E: Public Comments](#)

PROJECT DESCRIPTION

This purpose of this proposed text amendment is to ensure that Salt Lake City property owners remain eligible for rebates provided by other entities for replacing turf with water wise landscaping. There are two rebate programs that require a city to adopt certain code requirements to be listed as a qualifying city. Being located within a qualifying city is required for a property owner to be eligible for the rebates.

One of the rebates is made available by the Central Utah Water Conservancy District. This rebate is currently available to Salt Lake City residents but is being modified to require eligible owners to be

within a qualifying city. The modification requires a city to update landscape regulations by March 1, 2023 to include certain elements. This proposal satisfies those requirements if the proposed changes were to be adopted. The city can still become an eligible city after March 1, 2023 but the goal of this proposal is to have it adopted by the deadline so there is no gap in eligibility for SLC property owners.

The rebate program includes a model code that lists landscaping requirements that are required to be adopted to be a qualifying city,. The model code also includes landscape recommendations and landscaping design considerations that could be adopted if a local government chooses to do so. This proposal includes the items that are required for the rebate program and some of the landscape recommendations that are either already in our code but need some modification or that were planned additions in our code. The model code requirements include:

- Prohibiting turf in areas that are less than eight feet in width at the narrowest point;
- Limiting turf to no more than 35% of the total landscaped area for residential uses, with a carve out for small lots where the yard areas required to be landscaped are less than 250 square feet;
- Prohibiting turf on slopes greater than 25%
- Limiting turf to no more than 25% of the total landscaped area for commercial, industrial, institutional, and multi-family development common areas.
- Limitations on types of sprinklers used in narrow landscaped areas.

The model code is not intended to be adopted as is. Instead, the elements of the model code can be incorporated into existing regulations, which is the approach this proposal is taking. The model code can be found in attachment B.

The second rebate program is a pilot program funded by the Utah Department of Natural Resources (<https://conservewater.utah.gov/grass-removal-rebates/>). This rebate program requires cities to include regulations that prohibit turf in areas less than eight feet in width in new residential construction and restricts total turf in a front and side yard landscaped areas to no more than 35% of the yard. These requirements are also in the CUWCD rebate program requirements. Salt Lake City property owners are not currently eligible for this rebate program and will not be eligible until the code modifications are adopted.

The Planning Division is currently working on updating the entire landscape chapter of the zoning code. However, it is likely not going to be adopted by March 1, 2023. Therefore, this proposal is intended to move forward with more immediate code changes to ensure eligibility. Any changes made in this proposal will be carried over into the larger landscape code rewrite.

All of the changes required to be an eligible city under the rebate programs are being made to chapter 21A.48.050 Design Standards and Guidelines. The full text of the changes can be found in Attachment A. Below is a summary of the changes.

- Limitation on turf:
 - Restricting the use of turf to no more than 250 square feet or 35% of the provided or required landscaped area for single and two family dwellings.
 - Restricting the use of turf to no more than 20% of the provided or required landscaped area for commercial, industrial, institutional, and multi-family development common area.

- Prohibiting turf on slopes greater than 25% (rise of the slope is more than one foot for every four horizontal feet).
- Prohibiting turf in area with a minimum dimension less than eight feet in any direction.
- A requirement for mulch at least 3-4 inches in depth in all areas not covered by vegetation or other allowed materials, such as pavers, walkways, or patios.
 - Requirements for automatic irrigation systems that include a Watersense labelled controller, separating valves for turf and planting beds, limitations on sprinkler heads in some small landscaped areas.
- and for appropriate design based on types of vegetation.
- Updating the definition of “turf” in the zoning code to clarify that decorative grasses and artificial turf are not considered “turf.”

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Future landscaping code changes
3. Options
4. Public Input

Consideration 1: How the proposal helps implements city goals and policies identified in adopted plans.

Plan Salt Lake: Plan Salt includes water use and conservation in several sections. The “Growth” section of the plan specifically states “reduce consumption of natural resources, including water”.

In section 6 “Natural Environment” initiative 2 includes 6 statements about water quality and water supply that read:

- Reducing water consumption per capita;
- Limiting development in the canyons;
- Preserving and expanding acreage of property critical to watershed protection;
- Operating facilities to ensure water quality meets regulatory requirements;
- Promoting and supporting reuse of reclaimed and secondary water sources; and
- Protecting ground water sources.

Not all items relate to this proposal, but reducing water consumption per capita is directly tied to the goal of this proposal, which is to incentivize the reduction of outdoor water use. This not only preserves more of the developed water supply in the city, but also reduces the need to develop future water resources.

Salt Lake City has also adopted the *Water Conservation Plan 2020* that plans for the city's water use and needs through the year 2060. The plan focuses heavily on conservation and reducing outdoor water use. The plan can be found here: <https://www.slc.gov/utilities/water-conservation-plan-2020/>

Consideration 2: Future landscaping code changes

The Planning Division is working with Public Utilities to draft a new landscaping chapter. However, it is not likely to be ready for adoption by March 1, 2023. Therefore, this proposal is intended to be quicker fixes to the code to maintain or be classified as a qualifying city for various rebate programs. Changes made during this proposal will be carried over into the update of the entire chapter of the landscaping code.

The Planning Division produced a report that was presented to the City Council in September 2022 that outlined the issues with the current landscaping chapter. The Planning Commission will be briefed on that report and the draft of the landscaping chapter in February or March 2023. The direction received from the City Council was to update the code to accomplish the following:

- Reduce outdoor water use
- Simplify the code so property owners know what is expected
- Remove overly complicated and duplicative requirements
- Prioritize trees over other landscaping requirements
- Fix vague requirements and standards that are difficult to enforce
- The focus of the landscaping chapter should be water conservation, heat island effect, and storm water management.

Consideration 3: Options

The rebate programs that are available to property owners require certain restrictions to be included in the code. If the requirements are not included, then the city would not be considered a qualifying city and property owners would not be eligible to use the incentives. According to the CUWCD, most of the rebate dollars that have been issued to property owners are within the boundaries of Salt Lake City. The city does not have a lot of options for modifying the proposed code and becoming an eligible city.

Consideration 4: Public Input

Notice of the proposed code changes were sent out to all registered community organization On October 28th. Information on the proposal is also posted on the Planning Division's open house page <https://www.slc.gov/planning/2022/11/14/openhouse-01050/> The 45 day public input period ends on December 13, 2022. One written public comment was received and is attached in Attachment E. Any public comments received after the publication of the staff report will be

provided to the Planning Commission prior to or during the public hearing. One written public comment was received and is attached in Attachment E.

STAFF RECOMMENDATION

The Planning Division is recommending that the Planning Commission forward a motion to the City Council to adopt the proposed changes so that property owners in SLC remain eligible for seeking incentives and become eligible for other incentives that they are not currently eligible for.

NEXT STEPS

Approval of the Request

After the Planning Commission makes a recommendation, the proposal will be forwarded to the City Council for consideration. The goal of this proposal is to have it adopted prior to March 1, 2023 in order to maintain eligibility for the rebate program offered by the CUWCD and to become eligible for the rebate program offered through the Utah Department of Natural Resources. The Planning Division will work with various entities that administer the rebates to ensure that the city is listed as an eligible city.

ATTACHMENT A: Draft Code

This proposed ordinance makes the following amendments to Title 21A. Zoning:

- Section 1: Modifying section 21A.49.050. Design Standards Guidelines
- Section 2: Modifies the definition of turf in 21A.62.040 Definitions of Terms
- Section 4: adds terms to 21A.60
- Section 3: adds definitions to 21A.62.040 Definitions of Terms
- Makes technical changes
- Makes changes to references associated with the amended sections

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

Section 1: modifying section 21A.48.050 as follows:

21A.48.050: DESIGN STANDARDS AND GUIDELINES: Landscape plans shall be prepared based on the following design standards and guidelines. The standards and guidelines apply to all new development and redevelopment of a residential, commercial, institutional, or manufacturing use and all associated landscaped areas as identified by this chapter. The standards and guidelines also apply when a landscaping plan is required to be submitted by this chapter. Design standards are numerically measurable design requirements that can be definitively evaluated for compliance. Design guidelines are not precisely measurable, but compliance can be determined through the evaluation process of landscape plan review. The evaluation and approval of landscape plans shall be based on compliance with both the design standards and guidelines.

A. Design Standards At Time Of Planting:

1. Deciduous Trees: All deciduous trees shall have a minimum trunk size of two inches (2") in caliper, unless otherwise specified.
2. Evergreen Trees: All evergreen trees shall have a minimum size of five feet (5') in height, unless otherwise specified.
3. Ornamental Trees: All ornamental trees shall have a minimum trunk size of one and one-half inches (1 1/2") in caliper, unless otherwise specified.
4. Shrubs: All shrubs shall have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
5. Drought Tolerant Species: Site conditions in Salt Lake City are generally arid, and the selection of plant species suited to dry conditions is appropriate. To promote water conservation, not less than eighty percent (80%) of the trees and eighty percent (80%) of the shrubs used on a site shall be drought tolerant species that can withstand dry conditions once established. The city has compiled a list titled "Water Conserving Plants For Salt Lake City", that may be locally available.

6. Existing Street Trees: Trees located within the public right of way are subject to the following provisions:
 - a. The pruning or removal of trees within the street right of way is prohibited without the approval of the zoning administrator in consultation with the urban forester or designee.
 - b. Cutting, Removal, Or Damage Prohibited: Trees shall not be cut, removed, pushed over, killed, or otherwise damaged without the approval of the urban forester or designee.
 - c. The root zone of all street trees shall be protected when impacted by any construction work on the abutting property or any work within the right of way when a street tree is present. Root zone protection is subject to approval from the urban forester or designee.
 - d. All street trees shall be provided with an irrigation system that has the capability of providing adequate and efficient water to each street tree as determined by the urban forester or designee.
7. Limitations on Turf:
 - a. For single family and two-family uses turf shall not exceed 35% of the area to be covered with vegetation. For yards and areas required to include vegetation where the 35% calculation would result in a number less than 250 square feet, the property may have a maximum of 250 square feet of turf. Active recreation areas are exempt from this provision.
 - b. For multi-family uses turf shall not exceed 20% of the area to be covered with vegetation. Active recreation areas are exempt from this provision.
 - c. For commercial, industrial, and institutional uses, turf shall not exceed 20% of the area to be covered with vegetation. Active recreation areas are exempt from this provision.
 - d. Areas planted with turf shall not be less than eight feet wide at the narrowest point. This applies to any required yard, landscaped yard, landscape buffer, park strip, and parking lot landscaping.
 - e. Turf shall not be installed on any slope greater than 25% or where the rise of the slope is more than one vertical foot for every four horizontal feet.
8. Mulch: At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds and in landscaped areas that are not covered with vegetation or other allowed inorganic surfaces to control weeds and improve the appearance of the landscaping. Fiber barriers and plastic sheeting that are not porous to air and water are prohibited.
9. Automatic Irrigation Controller Required. Irrigation systems are required to use an irrigation controller that includes a Watersense label that can automatically adjust the frequency and/or duration of irrigation in response to changing weather conditions and be equipped with an automatic rain delay or rain shut-off capabilities.

B. Design Guidelines:

1. Scale And Nature Of Landscaping Material: The scale and nature of landscaping materials shall be appropriate to the size of the structures. Large scale buildings, for example, should generally be complemented by larger scale plants.
2. Selection Of Plants: Plants shall be selected for form, texture, color, pattern of growth and adaptability to local conditions.
3. Evergreens: Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.
4. Softening Of Walls And Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
5. Planting Beds: Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.

56. Detention/Retention Basins And Ponds: Detention/retention basins and ponds shall be landscaped. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, ~~turf~~, ground cover and/or other plant materials.
67. ~~Water Conservation: Landscape design pursuant to the requirements of this chapter must recognize the climatic limitations of the Salt Lake City area and the need for water conservation. While irrigation systems are required for certain landscape areas, and may be desirable for other applications, all irrigation systems shall be designed for efficient use of water. Irrigation Systems: All irrigation systems shall comply with the following requirements:~~
- a. All irrigation shall be appropriate for the designated plant material and achieves the highest water efficiency.
 - b. Drip irrigation or bubblers shall be used except in turf areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
 - c. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Turf and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
78. ~~Turf Grasses: Turf grasses should be used in areas with less than a fifty percent (50%) slope to prevent the runoff of irrigation water.~~
89. Energy Conservation: Plant placement shall be designed to reduce the energy consumption needs of the development.
- a. Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun.
 - b. Evergreens and other plant materials should be concentrated on the north side of buildings to dissipate the effect of winter winds.
10. ~~Preservation Of Existing Plants: Existing plants should be incorporated into the landscape treatment of a site as required herein or as required by the site plan review process found in chapter 21A.58 of this title. Trees in the public right of way shall not be removed without the approval of the zoning administrator and urban forester.~~
91. Berming: Earthen berms and existing topographic features should be, whenever determined practical by the zoning administrator, incorporated into the landscape treatment of a site, particularly when combined with plant material to facilitate screening.

Section 3: Modifying the definition of turf in section 21A.62:

TURF: Grasses planted as a ground cover that may be mowed and maintained to be used as a lawn area of landscaping. Does not include decorative grasses, grasses that are native to the local environment or grasses that do not generally require supplemental water, or inorganic substitutes commonly referred to as artificial turf.

Section 4: Adding the following terms to section 21A.60 in alphabetical order:

Active Recreation Areas

Mulch

Section 5: Adding the following definitions to section 21A.62:

ACTIVE RECREATION AREAS: Areas of the landscape dedicated to active play where turf may be used as the playing surface. This may include sports fields, play areas, golf courses, and other similar areas where turf is commonly used as the surface for outdoor activities.

MULCH: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

ATTACHMENT B: Model Code from CUWCD



October 12, 2022

Updated Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.

2. Applicability

A. The following standards shall at a minimum be required for all new developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. These standards shall apply to existing ordinances related to city required landscaping.

i. If only front and side yards are required to be landscaped to receive a certificate of occupancy, these standards only apply to the front and side yards. If the backyard is required to be landscaped for certificate of occupancy, the standards would apply to the backyard as well.

B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

3. Outdoor Landscaping Standards

All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards below:

Definitions

A. **Activity Zones:** Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

B. **Active Recreation Areas:** Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

C. **Central Open Shape:** An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

D. **Gathering Areas:** Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

E. **Hardscape:** Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

F. **Lawn:** Ground that is covered with grass or turf that is regularly mowed.



- G. Locascapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).
- H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- J. Paths: Designed routes between landscape areas and features.
- K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- L. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

4. Landscaping Requirements

- A. Lawn shall not be less than 8 feet wide at its narrowest point.
- B. Lawn shall not exceed 35% of the total landscaped area. * Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.
 - i. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section F, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.
- C. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.
- D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.



5. Landscaping Recommendations

- A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
- D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

6. Landscaping Design Considerations

- A. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.
- B. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
- C. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.
- D. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.

7. Additional Recommendations

- A. It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.

ATTACHMENT C: Zoning Text Amendment Factors

ZONING TEXT AMENDMENTS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning text, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

This factor is discussed on page 3 of the staff report.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

21A.02.030 Purpose and Intent: One of the listed purposes and intents in this section is to protect the environment. While that is a broad subject, updating regulations so property owners are eligible for grants intended to reduce outdoor water use promotes the conservation of water and furthers the purpose and intent of the zoning code.

21A.48 Landscaping Purpose: The landscaping and buffering requirements specified in this chapter are intended to foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety and welfare of the community. These regulations are intended to increase the compatibility of adjacent uses and, in doing so, minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use, thereby fostering compatibility among different land uses. These regulations are also intended to preserve, enhance and expand the urban forest and promote the prudent use of water and energy resources.

The last sentence of the purpose statement for the landscaping chapter lists prudent use of water as one of the intended results for regulation landscaping. However, the purpose statement is outdated and will be updated as part of a larger update to the landscaping chapter. The focus of the future landscaping chapter will be to promote water conservation, reduce heat island affect, and help with storm water management. It will not be aesthetic driven as the current purpose statement is.

21A.50.010 Purpose Statement: the purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

This proposal is consistent with the general purpose of making changes in light of changed conditions and changes in public policy related to water conservation.

4. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

This factor is not applicable to this proposal.

5. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Sustainability: this proposal is aimed at improving water conservation and reducing outdoor water use. This helps preserve natural resources and reduce consumption.

Equity: this proposal applies equally across the city to most land uses and does not favor any specific land uses. The proposal exempts active recreation areas, such as sports fields, parks, golf courses, and other similar outdoor uses from the prohibition on turf, ensuring equitable access to future outdoor spaces.

Growth: this proposal applies to new development and reduces the outdoor water use for future development. It helps promote more appropriate growth by reducing wasteful, unused areas planted with turf, which tends to be over watered and has more water waste due to overspray and evaporation during watering times.

Opportunity: this proposal ensures that property owners have access to various rebate programs to reduce their outdoor water consumption.

ATTACHMENT D: Department Review Comments

This proposal was reviewed by the following departments. The comments provided by Urban Forestry have been included in the proposal. Public Utilities concerns regarding turf have been discussed with the Central Utah Water Conservancy District, but they have not provided the Planning Division with any sort of allowed modification to the requirements of the model code that are necessary for the city to adopt to be listed as an eligible city.

Engineering: no comments provided

Zoning: included in the drafting of the proposal

Fire: no comments provided

Urban Forestry: Tony Gliot, Urban Forestry Division Director

I do have a couple comments for your consideration:

- Question: Are these standards and guidelines intended to apply to residential property owners who only wish to 'rip their strip' and xeriscape? If so, that is not clear. And if so, would there be a plan review process to ensure that standards are implemented?
- For subsection A.-6 Existing Street Trees, I would request that language be added that prohibits pruning, damage, or root zone disruption of existing street trees. And I would request that tree removal be subject to approval from the UF or designee.
- In that same section, I wonder if the last sentence (pertaining to the requirement for irrigation should be separately enumerated. And though it may be slightly redundant it might be good to say that all "new and existing" street trees shall be provided with an irrigation system capable of adequately and efficiently providing water to each individual tree.

I understand if you determine that these comments are not appropriate for the updates/changes that you are proposing at this time. But hopefully they at least illustrate the UF Division's challenges and concerns regarding street tree preservation and watering. If not now, perhaps we can work together in the future to try and best address these challenges.

Sustainability: No comments provided

Police: No comments provided

Public Utilities:

Public Utilities has been working with the Planning Division on ensuring these updated achieve the goals of the city and satisfy the requirements of the rebate program. One concern that has been raised by Public Utilities is the limit on turf in the model code provided. Public Utilities has been working on a type of grass seed that requires significantly less water than most turfs and has pointed out that some types of grass, such as Buffalo Grass, is appropriate in this climate and requires much less supplemental water than other turfs commonly used in the area.

ATTACHMENT E: Public Comments

The following public comments have been received.

The issue of mulch, rocks, and ground cover on the sidewalk is addressed in the zoning code, however it is poorly written and could be improved. This proposal is narrow in scope and aimed at ensuring the city is listed as an eligible city so property owners can use applicable rebate programs. The landscaping requirements are going through a more comprehensive update where the issues listed below can be better addressed.

Norris, Nick

From: Joyce Marder [REDACTED]
Sent: Friday, December 2, 2022 7:26 AM
To: Norris, Nick
Subject: (EXTERNAL) Landscape comment Case Number: PLNPCM2022-01050

I think it would be appropriate to require that mulch, rocks, and ground cover be kept off the sidewalks. The narrow, uneven and damaged sidewalks in our neighborhood present enough of a navigation hazard. Now we have to avoid stepping on landscaping materials, too.

The town I grew up in did not have sidewalks. So I walk in the road whenever it is safe to do so because I prefer looking up at scenery rather than watching my feet for safety.

Other concerns:

- It occurs to me that all the white rocks and sand that have been used in our neighborhood will reflect more heat.
- A lot of city trees have gone un- or under-watered.

Joyce Marder
[REDACTED] Logan Ave 84105

Norris, Nick

From: Turner Bitton <chair@glendaleslc.org>
Sent: Tuesday, December 6, 2022 10:42 PM
To: Norris, Nick
Cc: Thompson, Amy; Larsen, Nannette; Roman, Amanda
Subject: (EXTERNAL) Re: Landscaping code changes and eligible rebates

Hi Nick,

I appreciate the chance to review these. I wanted to submit formal comments in support on behalf of the Glendale Neighborhood Council. Please consider this email to be a formal letter of support for Glendale Neighborhood Council.

Thanks,
Turner C. Bitton (he/him)
Chair, Glendale Neighborhood Council
(801) 564-3860
www.glendaleslc.org

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On Oct 28, 2022, at 11:54 AM, Norris, Nick <Nick.Norris@slcgov.com> wrote:

Attached is information regarding proposed code changes to the city's landscaping regulations. The purpose of these changes is to respond to changes in various rebate programs offered by the State of Utah and the Central Utah Water Conservancy District (CUWCD) that require the city's landscape regulations to include certain provisions. The city's current landscaping regulations do not include all of the required provisions. The provisions must be adopted by March 1, 2023 in order for city residents and property owners to be eligible for the rebates offered by the Central Utah Water Conservancy District (please see the attached documents). Due to the time constraints, this is time sensitive proposal. According to CUWCD, Salt Lake City residents are the largest recipients of their rebate program. City planning staff have reviewed the city's current regulations with staff from CUWCD to understand what changes the city needs to adopt prior to the deadline. If you have any questions about the proposal, please reach out.

NICK NORRIS
Director
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6173
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Email nick.norris@slcgov.com

WWW.SLC.GOV/PLANNING

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

<Community Council Notice and info.pdf><Updated Water Efficiency Standards Rebate Requirements and Recommendations.pdf>